

September 26, 2008

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

PROJECT: **Lafayette Meadows**
CBBEL Project No. 02-038 (HQ)
CBBEL Project No. 06-616 (P)

DEVELOPER/OWNER: **Jackson's Realty & Builders Co., Inc/Mark Jackson**

LOCATION: **40° 24' 16" Latitude**
-86° 49' 06" Longitude

RECOMMENDATION: **Final Approval with Conditions**

Lafayette Meadows is a proposed senior citizen care complex on approximately 22 acres on the north side of McCarty Lane (County Road 100 South), approximately 0.55 miles east of Park East Boulevard in the city of Lafayette. The proposed project is planned to have drives, parking, and three buildings for different levels of senior citizen care and two proposed outlots along McCarty Lane. Primary access will be from McCarty Lane and a new public road along the east boundary of the project site. The public road will eventually be extended to the north and west and connect to Park East Boulevard. The existing runoff patterns of the site are from south/southeast to northwest with a small area draining south to McCarty Lane.

The site is within the Tippecanoe County A. Ross Regulated Drain Watershed with several tile branches bisecting the site and runoff generally following the main tile alignment to the north. Two wet detention ponds are planned to the north of the site and will ultimately be connected and become part of the existing A. Ross regional detention basin constructed as part of the Wal-Mart project to the north. On-site runoff will be collected in inlets and storm sewers and routed to the proposed detention basin on the north side of the project site.

As noted above, the Tippecanoe County A. Ross Regulated Drain and Branches 8, 9, and 10 of this drain exists at or near the project site. Branches 4, 5, 6, and 7 of this drain are to the north of the site. Relocations, reconstructions, crossings, encroachments, and vacations of portions of the regulated drain and branches are proposed with this development. The project site is within the city of Lafayette and the Tippecanoe County MS4 Area.

This project was originally addressed in a review memorandum dated September 16, 2008. After a review of the most recently submitted material, CBBEL recommends final approval of the stormwater management plan with the following conditions:

Variances/Encroachments

1. The applicant must continue to coordinate the vacation of the A. Ross Regulated Drain Branch 8 and 9 tiles and easements, the relocation/reconstruction of portions of the A. Ross Regulated Drain and Branches 4 and 10, and the encroachments of portions of the A. Ross Regulated Drain and Branches with the Tippecanoe County Surveyor's Office. The reconstruction, relocation, encroachment, and vacation will also require separate approval from the Tippecanoe County Drainage Board.

Stormwater Quantity

1. Since the project site is located within the city of Lafayette, CBBEL conducted a review only of the stormwater quantity impacts on Tippecanoe County regulated drains. The applicant must obtain approval from the city of Lafayette Engineer's Office for the proposed stormwater management plan.

Stormwater Quality

1. Since the project site is located within the city of Lafayette, CBBEL did not conduct a review of the Stormwater Pollution Prevention Plan (SWPPP). The applicant must obtain approval from the city of Lafayette Engineer's Office for the proposed SWPPP.

General Conditions

1. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
2. The applicant must submit certified copies of the drainage report and the construction plans after receiving final approval from the city of Lafayette.
3. The applicant must pay any final drainage review fees per Ordinance 2005-04-CM and submit a letter to the County Surveyor's Office stating that these fees will be paid.
4. The applicant must pay the Phase II stormwater program fees.
5. All listed issues must be completely addressed before final plan approval and sign-off will be granted by the County Surveyor's Office.

No error or omission in the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: The Schneider Corporation

DWE/kd

M02-038HQ2.doc